

**Town of Richmond  
Planning Board Public Hearing**

**January 7, 2020      7:00 PM      Veterans Hall**

**Members Present:**

Stacie Maillet (Chairman)  
Doug Smith, (Secretary)  
Richard Drew  
Jed Butterfield (Alt.)  
Butch Morin (Alt.)  
Doug Bersaw (Selectman's Rep.)

**Members Absent:**

Lloyd Condon, (Vice Chairman)  
Jason Macdonald  
Seth Reece

Public: Ronald Raymond, Matt Powdlry, Rhiannon Liolios.

Meeting called to order at 7:01 PM.  
Butch Morin seated for Seth Reece.  
Jed Butterfield seated for Jason Macdonald.

**1. Public**

No one from the public.

**2. Public Hearing Map 415 Lot 10 and 10.1:**

Richard Drew stepped down and moved away from the table.

Public Hearing was opened at 7:01 PM.  
Motion made by Butch Morin the accept the application as complete. Seconded by Stacie Maillet. All in favor. None opposed. Motion carries.

Richard Drew was asked to explain the proposed Lot Line Adjustment requested by Ronald Raymond (Map 415 Lot 10) and Sandra C. Auvil (Map 415 Lot 10.1). The proposed Lot Line Adjustment is being requested to allow Map 415 Lot 10 to increase the total acreage of Map 415 Lot 10.1 to allow current use on Map 415 Lot 10.1.

Map 415 Lot 10.1 would increase by 1.14 acres for a total of 11.55 acres. Map 415 Lot 10 would decrease from 20.01 acres to 18.7 acres. The two lots will be put on separate deeds to allow the marketing of Map 415 Lot 10 located at 580 Whipple Hill Road.

Jed Butterfield and Doug Smith confirmed from their site walk with Richard Drew Sunday December 15, 2019 that all stakes and boundary lines were properly marked.

There were no further questions from the Planning Board or the Public.

THESE MINUTES MAY BE APPROVED AND/OR AMENDED AT THE FOLLOWING MEETING

Motion made by Stacie Maillet to close the public hearing. Seconded by Butch Morin. All in favor. None opposed. Motion carries.

Chairman Maillet continued with the Waiver requests, the consensus of the board was one vote in one motion. If there are any waivers that need to be discussed they will be set aside.

Subdivision Regulations:

- **501.4-** Plans for proposed subdivision, No new construction is planned as part of this boundary line adjustment.
- **501.5-**No new septic systems are being proposed.
- **501.6-** Both lots have enough acreage to not require State subdivision approval and no new construction is planned.
- **501.7-**No new driveways are being proposed.
- **501.11-**No new grading plans are being submitted and building are more than 50' from the boundaries.
- **Article 6 Section 601-**No new roads are planned, the boundary line adjustment conforms to required nation, state and local laws.
- **14F-**Request waiver for all lot lines, streets, right-of-way lines, subdivision boundaries and easements.
- **14G-**No new roads are planned, Whipple Hill Road is defined by bearing and distance labels on this plat.
- **14H-**Hundredth acre and newest square foot. Lot size far exceeds the area minimum of three acres required by zoning.
- **14J-** Waiver showing setback lines and dashed lines. The Wetland Conservation District on both lots is not near the developed area.
- **14Q-**Show all improvements and existing features. All the improvements with ascertainable location are show.
- **14R-**Wetland boundaries are not near the developed areas.
- **14S-**Requirement for Zoning Districts.
- **14U-**Percolation tests there are no new septic systems planned the abutter's well and septic is more than the 75' setback.

Motion made by Butch Morin to accept the Waiver requests as presented . Seconded by Doug Bersaw. All in favor. None opposed. Motion carries.

There were no further question or comments from the Planning Board or the public.

Motion made by Butch Morin to accept the proposed boundary line adjustment as presented. Seconded by Stacie Maillet. All in favor. None opposed. Motion carries.

Richard Drew was reseated at 7:25 PM

**3. Public Hearing Ballot proposals March 2020:**

Public Hearing open at 7:26 PM for proposed Zoning changes for the March 2020 ballot (see attached)

Second line down: Change the word lost to lot. Should read: The total area of the lot that is associated with the use.

After the fourth section add the words **Flood Plain Regulations.**

Last sentence, last word change the word grand to **grade.**

With no further question or comments from the board or public.

Motion made by Richard Drew to accept the amended Zoning changes for the March 2020 ballot. Seconded by Stacie Maillet. All in favor. None opposed. Motion carries.

Motion made by Stacie Maillet to close the public hearing. Seconded by Doug Smith. All in favor. None opposed. Motion carries. Public hearing closed at 7:50 PM.

**4. Mail:**

Southwest Region Planning Commission November Newsletter

**5. Minutes December 3, 2019:**

Page 2 under 5. Lot line adjustment, Second paragraph down, third line. Change the word too to to. Should read: increase the size of Lot 10.1 to 11.55 acres.

Motion made by Richard Drew to accept the minutes as amended. Seconded by Doug Smith. All in favor. None opposed. Motion carries.

**6. Other:**

**1. Article 6 Zoning Ordinances clarification:**

The Zoning Board of Adjustments requested that the Planning Board consider clarifying Article 6: Wetland Conservation District ,under 604 Special Exceptions, more specifically 604.2. It presently includes the word structure. The word structure does not mean new construction it refers to culverts, bridges and so on that would aid in the conservation of wetlands.

604.2 refers section 602 Purpose under 602.1 Which is to prevent the development of structures and land uses on naturally occurring wetlands, which would contribute to pollution of surface and ground water. There was no action taken.

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Motion made by Richard Drew to adjourn. Seconded by Jed Butterfield. All in favor, None opposed. Motion carries.

Meeting adjourned at 8:07 PM.

Respectfully Submitted,

Kandace Mattson